



KIRBY
COLLETTI
EST 2004

23 Parrots Field

Hoddesdon EN11 0QX

Price Guide £165,000



***** CHAIN FREE/ EXTENDED LEASE ON COMPLETION***** Kirby Colletti are pleased to offer this Ground Floor Studio Style Apartment ideally located within easy access to Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Schools, Train Station and A10 Road Links.

The property has the benefits of Lounge, Bedroom Area, kitchen, Bathroom, uPVC Double Glazed Windows, Electric Heating and Residents Parking.



Accommodation

Communal front door via security entry phone to communal entrance hall with stairs to first and second floors. Front door to:

Entrance Hall

4 x 3'2 (1.22m x 0.97m)
Airing cupboard. Wall mounted fuse board.
Laminate floor. Door to:

Lounge

11'11 x 10'4 (3.63m x 3.15m)
Front aspect uPVC double glazed window. Wall mounted electric radiator. Television aerial point.
Access to:

Bedroom Area

9'11 x 6'10 (3.02m x 2.08m)
Built in wardrobe cupboard. Access to:

Kitchen

6'10 x 6'10 (2.08m x 2.08m)
Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel sink unit. Tiled splash backs. Plumbing for washing machine. Cooker point. Space for fridge/freezer.

Bathroom

6'7 x 5'7 (2.01m x 1.70m)
White suite comprising panel enclosed bath. Wall mounted shower and shower curtain. Pedestal wash hand basin. Low level W.C. Partly tiled walls. Extractor fan.

Exterior

Communal gardens. Residents parking.

Agents Note

Current lease 64 Years remaining.
Service charge £966.48 Per annum.
Ground rent £140 Per Annum.

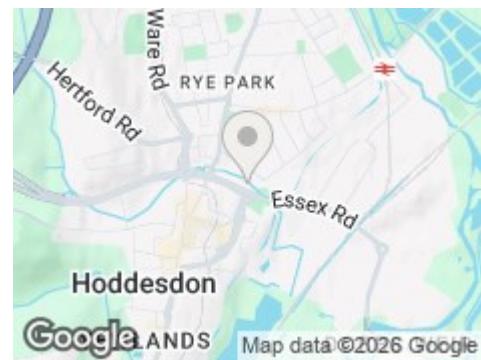
Road Map



Hybrid Map

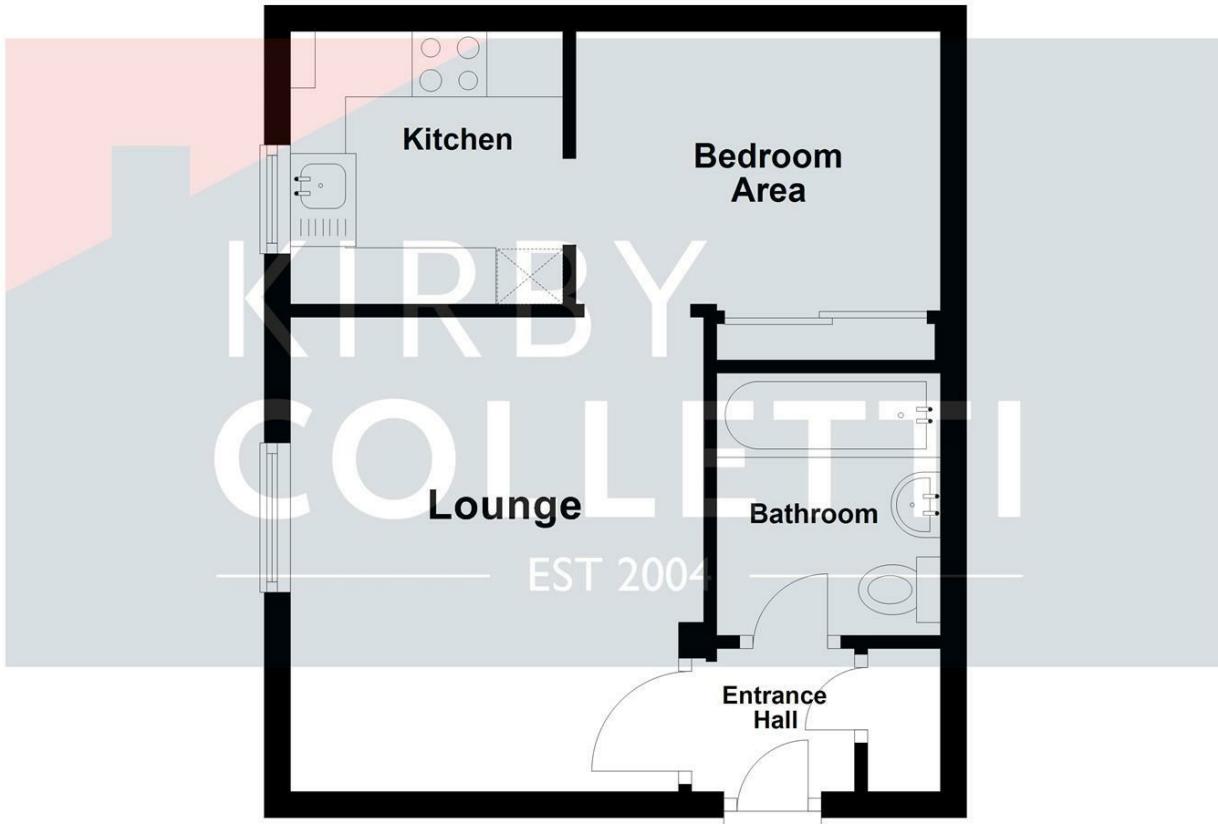


Terrain Map



Floor Plan

Ground Floor



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk